

MINUTES

STATE BUILDING COMMISSION MEETING

MARCH 11, 2004

The State Building Commission met this day at 11:00 a.m. in House Hearing Room No. 29, Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and departments present.

11:13 a.m.	Department of Transportation	Deputy Commissioner Paul Degges
11:14 a.m.	Department of Agriculture	Deputy Commissioner Terry Oliver
11:16 a.m.	Department of Environment and Conservation	Deputy Commissioner Jim Fyke
11:17 a.m.	Tennessee Historical Commission	Director Herbert Harper
11:19 a.m.	Department of Correction	Commissioner Quenton White
11:24 a.m.	Military Department	General Gus Hargett
11:29 a.m.	Tennessee Board of Regents	Chancellor Charles Manning
11:35 a.m.	Department of Finance and Administration	
11:36 a.m.	State Building Commission	

STATE BUILDING COMMISSION MEMBERS PRESENT

Jimmy Naifeh, Speaker of the House of Representatives
John G. Morgan, Comptroller of the Treasury
Dave Goetz, Commissioner, Department of Finance and Administration
Dale Sims, State Treasurer
Riley Darnell, Secretary of State

STATE BUILDING COMMISSION MEMBERS ABSENT

Lieutenant Governor John S. Wilder, Speaker of the Senate
Governor Phil Bredesen

OTHERS PRESENT

Mike Fitts, State Architect	Alan Durham, Department of Transportation
Georgia Martin, Department of Finance and Administration	Carl Cobble, Department of Transportation
Larry Kirk, Department of Finance and Administration	Cliff Steger, Dept of Finance and Administration
Charles Harrison, Comptroller's Office	Rick Hollis, Halbroom Hotel project
Mark Wood, Secretary of State's Office	Tom Waychoff, City of Dickson
Janie Porter, Attorney General's Office	George Brummett, Dept of Finance & Administration
Genie Whitesell, Attorney General's Office	Nancy Blevins, Dept of Finance and Administration
Keith Robinson, Tennessee Board of Regents	Debbie Inglis, Department of Correction
Jerry Preston, Tennessee Board of Regents	Carolyn Slaughter, Department of Correction
David Gregory, Tennessee Board of Regents	Richard Van Norman, Department of General Services
Pat Haas, Bond Finance	Teresa Bills, Department of General Services
Dennis Raffield, THEC	James Hefner, Tennessee State University
Ken Scalf, Department of Finance and Administration	Ray Richardson, Tennessee State University
Doug Roberts, Department of Finance and Administration	Col. Greg Phelps, Military Department
Dwight Hensley, Department of Environment and Conservation	Bill Bradley, Department of Finance and Administration
Tom Giese, Department of Correction	Marilyn Robinson, Nashville Minority Business Center
Rep. David Shepard	Lethia Mann, Nashville Minority Business Center
	Wendy Thompson, Tennessee Board of Regents

Speaker Naifeh called the meeting to order at 11:12 a.m. Secretary of State Darnell mentioned that State Architect Mike Fitts was the recipient of a Lifetime Achievement Award and deserved recognition. Mr. Fitts thanked the Commission and said he felt honored by the award. He then proceeded with the regular order of the agenda.

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DEPARTMENT OF TRANSPORTATION

11:13 a.m.

Deputy Commissioner Paul Degges requested action on the following matter.

STATEWIDE

- 1) Commissioner Degges stated that copies of the Quarterly Status Report for the Department of Transportation Improvement Programs had been mailed to the members and offered to answer any questions they might have. The Commission acknowledged receipt of the report, and had no questions.

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DEPARTMENT OF AGRICULTURE

11:14 a.m.

Deputy Commissioner Terry Oliver requested action on the following matters.

DISTRICT 6 FORESTRY HEADQUARTERS, LEXINGTON, TENNESSEE

- 1) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$46,000.00 to \$75,295.00 (\$29,295.00 increase) of a project for **Conference Area Addition** at District 6 Forestry Headquarters, Lexington, to provide unisex restroom and ADA compliant ramp and handrails in order for the building to be in compliance with ADA requirements.

Revised Estimated Project Cost: \$75,295.00
SBC Project No. 100/010-01-03

ELLINGTON AGRICULTURAL CENTER, NASHVILLE, TENNESSEE

- 1) Approved acceptance of a gift from the Museum Association for an **Outdoor Shed** to serve as a display area for farm equipment at the Ellington Agricultural Center, Nashville, with plans and specifications to be approved by the State Architect's Office.

Estimated Project Cost: \$24,500.00
SBC Project No. 100/000-01-04

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DEPARTMENT OF ENVIRONMENT AND CONSERVATION

11:16 a.m.

Deputy Commissioner Jim Fyke requested action on the following matter.

FORT LOUDON STATE HISTORIC PARK, VONORE, TENNESSEE

- 1) Approved acceptance of a gift for reconstruction of the **Commanders Quarters and Main Barracks** at Fort Loudon State Historic Park, and waiver of the SBC bonding requirements, with project design and construction to be provided by the Park's Friend Group, Fort Loudon Association, at no cost to the State, with design plans and specifications to be approved by the State Architect's Office.

Estimated Project Cost: \$100,000.00
SBC Project No. 126/117-01-04

CHICKASAW BASIN AUTHORITY

- 1) Approved a request to correct the Minutes of a previous approval by the SBC on 9/11//03 to utilize \$736,791.97 of Chickasaw Basin funds as part of the matching grant for the Wolf River project when the correct amount should have been "**763**,791.97".

SBC Project No. 128/010-01-84

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TENNESSEE HISTORICAL COMMISSION

11:17 a.m.

Executive Director Herbert Harper requested action on the following matter.

HALBROOK HOTEL, DICKSON, TENNESSEE

- 1) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$350,000.00 to \$1,627,721.00 (\$1,277,721.00 increase) of a project for **Renovations to Halbrook Hotel** in Dickson, and approval to fully plan and authorization to proceed with the project, contingent upon availability of funding from TDOT (ISTEA) program.

Commissioner Goetz asked if this meant there was an obligation of funds by the Department of Transportation. It was explained that TDOT had committed \$560,520 to the project, and those monies were available. The Department had also stated that the amount for the remaining \$560,520 would be awarded on or before July 2005. It was also explained that the project might be bid in phases, dependent upon when monies were made available.

Revised Estimated Project Cost: \$1,627,721.00
SBC Project No. 160/023-01-94

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DEPARTMENT OF CORRECTION

11:19 a.m.

Commissioner Quenton White requested action on the following matters.

NORTHWEST CORRECTION COMPLEX, TIPTONVILLE, TENNESSEE

- 1) Approved a request for a revision in scope to authorize a grant to the City of Tiptonville to install a lift station and force main to serve the prison complex rather than the underground storage initially proposed for the **Sewage System Upgrade** project at Northwest Correction Complex, Tiptonville, Tennessee.

Estimated Project Cost: \$960,000.00
SBC Project No. 142/016-01-02

TENNESSEE CORRECTION ACADEMY, TULLAHOMA, TENNESSEE

- 1) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$215,000.00 to \$245,000.00 (\$30,000.00 increase) of a project for **New Fire Alarm System** at the Tennessee Correction Academy, Tullahoma, Tennessee.

Revised Estimated Project Cost: \$245,000.00
SBC Project No. 140/009-01-03

TURNERY CENTER, ONLY, TENNESSEE

- 1) Approved a request for a revision in funding from \$1,690,000.00 to \$1,960,000.00 (\$270,000.00 increase) of a project for **Electrical Loop System Repair, Phase 2** at Turney Center, Only, and authorization to award a contract to Wolfe & Travis Electric Company, in the amount of \$1,394,000.00, based on bids received February 26, 2004.

Revised Estimated Project Cost: \$1,960,000.00
SBC Project No. 142/005-01-03

DISCUSSION OF BIDS

- 1) **Riverbend Maximum Security**
(Security Electronics Upgrade)
SBC Project No. 142/020-01-02
Bid date: 3/4/04
SBC Action : No action required

DEBERRY CORRECTIONAL INSTITUTE, NASHVILLE, TENNESSEE

- 1) Commissioner White brought up from the floor a request for approval of an amendment to the contract with Metro Nashville for the housing of locally sentenced felons at the Metro Detention Center. He said the original contract was executed in 1989 and provided for the transfer of real property, including the former DeBerry Correctional Institute, from the State to Metro. Commissioner White stated that the amendment would authorize temporary additional capacity to Metro while it is in the process of completing a jail facilities construction and renovation project. He said the authority would terminate within six months of substantial completion of Metro's construction/renovation project, or three years from the date of execution of the amendment, whichever occurs first. He added that the Select Oversight Committee on Correction had reviewed the amendment and approved it contingent upon the addition of language allowing the State to revoke the authority with ninety days written notice. After general discussion, the amendment was approved without objection.

SBC Project No. 142/011-01-88

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MILITARY DEPARTMENT

11:24 a.m.

General Gus Hargett requested action on the following matters.

VOLUNTEER TRAINING SITE, SMYRNA, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$12,011,881.00 to \$12,500,000.00 (\$488,199.00 increase) of a project to **Construct an Armed Forces Reserve Center** at Volunteer Training Site, Smyrna, Tennessee.

Revised Estimated Project Cost: \$12,500,000.00
SBC Project No. 361/079-05-99

VOLUNTEER TRAINING SITE, LAVINIA, MILAN, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Reroof Cantonment Area Buildings** at the Volunteer Training Site, Lavinia, Milan, with design services to be accomplished by in-house design staff.

Estimated Project Cost: \$180,000.00
SBC Project No. 368/031-01-04

STATEWIDE

- 1) Approved a request for a revision in scope to add fencing/security at the Readiness Center Houston Barracks Site, Nashville, on a project for **Security Upgrades to Facilities, statewide.**

Estimated Project Cost: \$995,000.00
SBC Project No. 361/000-09-02

- 2) Approved a request for a revision in funding and acknowledgment of the source of funding from \$30,000.00 to \$55,000.00 (\$25,000.00 increase) of a project for **Environmental Engineer Consultant** to assist the Military Department in-house design and environmental staff.

Revised Estimated Project Cost: \$55,000.00
SBC Project No. 361/000-03-03

- 3) Approved a request for a revision in funding and acknowledgment of the source of funding from \$50,000.00 to \$120,000.00 (\$70,000.00 increase) of a project for **Electrical and Mechanical Engineer Consultant** to assist the Military Department in-house design staff.

Revised Estimated Project Cost: \$120,000.00
SBC Project No. 361/000-02-03

- 4) Approved a request for a revision in funding and acknowledgment of the source of funding from \$30,000.00 to \$60,000.00 (\$30,000.00 increase) of a project for **Structural/Civil Engineer Consultant** to assist the Military Department in-house design staff.

Revised Estimated Project Cost: \$60,000.00

SBC Project No. 361/000-01-03

VOLUNTEER TRAINING SITE, SMYRNA, TENNESSEE

- 1) Approved a request for a revision in funding from \$65,000.00 to \$110,000.00 (\$45,000.00 increase) of a project for **Reroof Building 665** at Volunteer Training Site, Smyrna, Tennessee.

Revised Estimated Project Cost: \$110,000.00

SBC Project No. 361/079-04-03

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TENNESSEE BOARD OF REGENTS

11:29 a.m.

Chancellor Charles Manning requested action in the following matters.

TENNESSEE STATE UNIVERSITY, NASHVILLE, TENNESSEE

- 1) Approved a request for a revision in funding from \$10,392,000.00 to \$10,892,000.00 (\$500,000.00 increase) and acknowledgment of the source of funding for **Performing Arts New Construction and Music Building Renovation** at Tennessee State University in Nashville, Tennessee.

Revised Estimated Project Cost: **\$ 10,892,000.00**
SBC Project No. 166/001-04-96

- 2) Referred to the Subcommittee, with authority to act, a request for approval of a revision in funding from \$4,500,000.00 to \$14,500,000.00 (\$10,000,000.00 increase) and acknowledgment of the source of funding for **Avon Williams Campus Improvements** at **Tennessee State University** in Nashville, Tennessee, and selection of a designer to additionally design and supervise the project.

Estimated Project Cost: **\$ 4,500,000.00**
SBC Project No. 166/001-05-01

- 3) Approved a project and acknowledgment of the source of funding for **McCord Hall Mechanical & Moisture Corrections** at Tennessee State University in Nashville, and the selection of I.C. Thomasson Associates to design and supervise the project.

Estimated Project Cost: **\$ 590,000.00**
SBC Project No. 166/001-01-04

UNIVERSITY OF MEMPHIS, MEMPHIS, TENNESSEE

- 1) Approved a request to issue a Request for Proposals for selection of a designer to provide a **Master Plan Update** for the University of Memphis in Memphis, Tennessee.

SBC Project No. 166/007-01-04

PELLISSIPPI STATE TECHNICAL COMMUNITY COLLEGE, KNOXVILLE, TENNESSEE

- 1) Approved a project for **Several Buildings Mechanical Systems Updates** at Pellissippi State Technical Community College in Knoxville, with design services provided by the regional consultant.

Estimated Project Value: **\$ 190,000.00**
SBC Project No. 166/032-01-04

VOLUNTEER STATE COMMUNITY COLLEGE, GALLATIN, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Mattox Building Roof Replacement** at Volunteer State Community College in Gallatin, and the selection of Hart Freeland Roberts, Inc. to design and supervise the project.

Estimated Project Value: **\$ 175,000.00**
SBC Project No. 166/025-02-04

WALTERS STATE COMMUNITY COLLEGE, MORRISTOWN, TENNESSEE

- 1) Approved a request for a revision in scope and funding from \$490,000.00 to \$975,000.00 (a \$485,000.00 increase) for **Humanities Complex Safety Corrections** at Walters State Community College in Morristown, and authorization to fully plan Phase Two of the three-phase project.

Estimated Project Cost: **\$ 2,000,000.00**
SBC Project No. 166/023-01-03

DISCUSSION OF BIDS

- 1) **University of Memphis, Memphis**
(Meeman Biological Field Station Quarters)
SBC Project No. 166/007-06-02
Bid date: 02/25/04
SBC action: Referred to Subcommittee, with authority to act

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DEPARTMENT OF FINANCE AND ADMINISTRATION

11:35 a.m.

EXECUTIVE RESIDENCE, NASHVILLE, TENNESSEE

- 1) Approved a request to accept as a gift the services of Mid-State Drilling Company, Inc. to provide geothermal ground loop heat exchanger work for the **Maintenance and Renovation** project at the Executive Residence, Nashville, Tennessee.

- 2) Approved a request by State Architect Mike Fitts to prequalify contractors to bid the work at the Executive Residence as needed to insure quality necessary for the historic property.

SBC Project No. 460/028-01-02

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STATE BUILDING COMMISSION

MINUTES OF MEETING OF STATE BUILDING COMMISSION

- 1) Approved the Minutes of the State Building Commission meeting held on February 12, 2004.

REPORT OF CHANGE ORDERS RESULTING IN CUMULATIVE CHANGE ORDER COSTS TO EXCEED 10% OF BASE CONTRACT AMOUNT

1. **Middle Tennessee State University**
(Beasley/Sims Renovations)
Change Order No. 10
Change Order Amount: \$2,669.85
Change Order Percent: .09
Cumulative Percent 12.56
SBC Project No. 166/009-03-01

2. **University of Memphis**
(HVAC Update, Jones Hall)
Change Order No. 3
Change Order Amount: \$15,707.12
Change Order Percent: 10.69
Cumulative Percent 16.81
SBC Project No. 166/007-01-03

3. **James K. Polk State Office Building**
(Interior Modification – Floors 14-16)
Change Order No. 1
Change Order Amount: \$350,939.45
Change Order Percent: 75.03
Cumulative Percent 75.03
SBC Project No. 529/075-02-02

4. **Volunteer Training Site, Smyrna**
(Bldg 681 & 682 Electrical Renovation)
Change Order No. 1
Change Order Amount: \$30,472.09
Change Order Percent: 10.03
Cumulative Percent 10.03
SBC Project No. 361/079-01-02B

5. **Middle Tennessee State University**
(Beasley/Sims Renovations)
Change Order No. 11
Change Order Amount: \$70,108.60
Change Order Percent: 2.43
Cumulative Percent 14.99
SBC Project No. 166/009-03-01

SUB-COMMITTEE REPORT

- 1) Report received of action taken at the State Building Commission Executive Subcommittee meeting held on February 23, 2004.

DESIGNER SELECTION LIST

Approved the following designer selections as recommended:

- 1) **Tennessee State University**
(McCord Hall Mechanical & Moisture Corrections)
Estimated Project Cost: \$590,000.00
SBC Project No. 166/001-01-04
Designer: **I.C. THOMASSON ASSOCIATES**

- 2) **Volunteer State Community College**
(Mattox Building Roof Replacement)
Estimated Project Cost: \$175,000.00
SBC Project No. 166/025-02-04
Designer: **HART FREELAND ROBERTS**

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There being no further business, the meeting adjourned at 11:37 a.m.

Approved by: _____
M. D. Goetz, Jr., Commissioner
Department of Finance and Administration